

AGENDA
SPECIAL CITY COUNCIL MEETING
November 30, 2017
4:30 P.M.

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Consider resolution approving the 2016-2017 Annual Finance Report.
5. Consider resolution approving the 2016-2017 Annual Urban Renewal Report.
6. Adjourn meeting.

RESOLUTION NO.

**BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF
KEOKUK, IOWA:**

THAT, the 2016-2017 Annual Finance Report be approved.

Passed this 30th day of November, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

STATE OF IOWA
2017
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2017

16205600400000
Keokuk City Hall - City Clerk
415 Blondeau Street
Keokuk, Iowa 52632

KEOKUK
CITY OF KEOKUK , IOWA
DUE: December 1, 2017

(Please correct any error in name, address, and ZIP Code)

WHEN COMPLETED, PLEASE RETURN TO
Mary Mosiman, CPA
Office of Auditor of State
Lucas State Office Building
321 E. 12th Street, 2nd Floor
Des Moines, IA 50319

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes levied on property	4,342,566		4,342,566	4,356,595
Less: Uncollected property taxes-levy year	0		0	
Net current property taxes	4,342,566		4,342,566	4,356,595
Delinquent property taxes	0		0	
TIF revenues	1,080,317		1,080,317	1,111,263
Other city taxes	3,061,649	0	3,061,649	2,816,737
Licenses and permits	154,831	2,590	157,421	122,395
Use of money and property	248,923	293,818	542,741	239,400
Intergovernmental	2,390,453	0	2,390,453	1,827,979
Charges for fees and service	305,953	5,469,949	5,775,902	5,610,080
Special assessments	5,750	0	5,750	0
Miscellaneous	285,946	0	285,946	123,115
Other financing sources	5,214,735	0	5,214,735	4,722,573
Total revenues and other sources	17,091,123	5,766,357	22,857,480	20,930,137
Expenditures and Other Financing Uses				
Public safety	5,106,066	0	5,106,066	5,358,379
Public works	1,747,234	0	1,747,234	2,077,953
Health and social services	0	0	0	0
Culture and recreation	1,604,799	0	1,604,799	1,739,404
Community and economic development	666,048	0	666,048	797,185
General government	861,674	0	861,674	1,006,810
Debt service	1,672,955	0	1,672,955	1,882,744
Capital projects	453,353	0	453,353	452,100
Total governmental activities expenditures	12,112,129	0	12,112,129	13,314,575
Business type activities	0	5,525,620	5,525,620	6,240,183
Total ALL expenditures	12,112,129	5,525,620	17,637,749	19,554,758
Other financing uses, including transfers out	4,712,573	0	4,712,573	4,712,573
Total ALL expenditures/And other financing uses	16,824,702	5,525,620	22,350,322	24,267,331
Excess revenues and other sources over (Under) Expenditures/And other financing uses	266,421	240,737	507,158	-3,337,194
Beginning fund balance July 1, 2016	5,905,518	6,838,137	12,743,655	12,749,485
Ending fund balance June 30, 2017	6,171,939	7,078,874	13,250,813	9,412,291

Note - These balances do not include \$ _____ held in non-budgeted internal service funds; \$ _____ held in Pension Trust Funds; \$ _____ held in Private Purpose Trust funds and \$ _____ held in agency funds which were not budgeted and are not available for city operations.

Indebtedness at June 30, 2017	Amount - Omit cents	Indebtedness at June 30, 2017	Amount - Omit cents
General obligation debt	\$ 16,395,000	Other long-term debt	\$ 0
Revenue debt	\$ 12,683,000	Short-term debt	\$ 0
TIF Revenue debt	\$ 0		
		General obligation debt limit	\$ 28,363,770

CERTIFICATION

THE FOREGOING REPORT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Signature of city clerk		Date Published/Posted	Mark (x) one	
		11/21/2017	<input checked="" type="checkbox"/> Date Published	<input type="checkbox"/> Date Posted
Printed name of city clerk	Telephone	Area Code	Number	Extension
Jean Ludwig	→	319	524-2050	104
Signature of Mayor or other City official (Name and Title)			Date signed	
			11/22/2017	

PLEASE PUBLISH THIS PAGE ONLY

STATE OF IOWA
2017
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2017

1620560040000
Keokuk City Hall - City Clerk
415 Blondeau Street
Keokuk, Iowa 52632

CITY OF KEOKUK , IOWA

ALL FUNDS

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Note - These balances do not include				
	\$0	held in non-budgeted internal service funds;	\$0	
	held in Pension Trust Funds;	\$0	held in Private Purpose Trust Funds and	\$0
	held in agency funds which were not budgeted and are not available for city operations.			
Indebtedness at June 30, 2017				
General obligation debt	\$16,395,000	Other long-term debt		\$0
Revenue debt	\$12,683,000	Short-term debt		\$0
TIF Revenue debt	\$0	General Obligation Debt Limit		\$28,363,770

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2017										SELECT ONLY ONE		NON-GAAP = CASH BASIS	
CITY OF KEOKUK										GAAP		Indicate by entering an X in the appropriate box on this sheet ONLY	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.	
1	Section A - TAXES											1	
2	Taxes levied on property	2,241,547	1,675,305		425,714			4,342,566			4,342,566	2	
3	Less: Uncollected property taxes - Levy year							0			0	3	
4	Net current property taxes	2,241,547	1,675,305		425,714	0		4,342,566		T01	4,342,566	4	
5	Delinquent property taxes							0		T01	0	5	
6	Total property tax	2,241,547	1,675,305		425,714	0		4,342,566		T01	4,342,566	6	
7	TIF revenues			1,080,317				1,080,317			1,080,317	7	
8	Other city taxes											8	
9	Utility tax replacement excise taxes	413,250	309,299		71,611			794,160		T15	794,160	9	
10	Utility franchise tax (Chapter 364.2, Code of Iowa)							0		T15	0	10	
11	Parimutuel wager tax							0		C30	0	11	
12	Gaming wager tax	422,706						422,706		C30	422,706	12	
13	Mobile home tax							0		T19	0	13	
14	Hotel/motel tax	285,717						285,717		T19	285,717	14	
15	Other local option taxes		1,559,066					1,559,066		T09	1,559,066	15	
16	TOTAL OTHER CITY TAXES	1,121,673	1,868,365	0	71,611	0	0	3,061,649			3,061,649	16	
17	Section B - LICENSES AND PERMITS	154,831						154,831		T29	154,831	17	
18	Section C - USE OF MONEY AND PROPERTY											18	
19	Interest	56,256	518				40,986	97,760		U20	175,011	19	
20	Rents and royalties	150,038	1,125					151,163		U40	367,730	20	
21	Other miscellaneous use of money and property							0		U20	0	21	
22	TOTAL USE OF MONEY AND PROPERTY	206,294	1,643	0	0	0	40,986	248,923			542,741	22	
23	Section D - INTERGOVERNMENTAL											23	
24	Federal grants and reimbursements											24	
25	Federal grants	160,846				138,935		299,781		B89	299,781	25	
26	Community development block grants							0		B50	0	26	
27	Housing and urban development							0		B50	0	27	
28	Public assistance grants							0		B79	0	28	
29	Payment in lieu of taxes							0		B30	0	29	
30	Total Federal grants and reimbursements	160,846	0	0	0	138,935	0	299,781	0		299,781	30	
31												31	
32												32	
33												33	
34												34	
35												35	
36												36	
37												37	
38												38	
39												39	
40												40	

Continued on next page

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2017 - Continued

CITY OF KEOKUK

GAAP NON-GAAP = CASH BASIS

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
41	Section D - INTERGOVERNMENTAL - Continued											41
42												42
43	State shared revenues		1,338,269					1,338,269		C46	1,338,269	43
44	Road use taxes											44
45												45
46												46
47												47
48	Other state grants and reimbursements											48
49	State grants		3,550					3,550		C89	3,550	49
50	Iowa Department of Transportation									C89		50
51	Iowa Department of Natural Resources									C89		51
52	Iowa Economic Development Authority		163,178					163,178		C89	163,178	52
53	CEBA grants									C89		53
54	Commercial & Industrial Replacement Claim	127,803	94,353		21,845			244,001		C89	244,001	54
55												55
56												56
57												57
58												58
59												59
60	Total state	127,803	1,599,350	0	21,845	0	0	1,748,998	0		1,748,998	60
61												61
62	Local grants and reimbursements											62
63	County contributions	334,349						334,349		D89	334,349	63
64	Library service									D89		64
65	Township contributions									D89		65
66	Fire/EMT service		7,325					7,325		D89	7,325	66
67										D89		67
68												68
69												69
70	Total local grants and reimbursements	334,349	7,325	0	0	0	0	341,674	0		341,674	70
71	TOTAL INTERGOVERNMENTAL (Sum of lines 33, 60, and 70)	622,998	1,606,675	0	21,845	138,935	0	2,390,453	0		2,390,453	71
72	Section E - CHARGES FOR FEES AND SERVICE											72
73	Water									A91		73
74	Sewer								4,157,367	A90	4,157,367	74
75	Electric									A92		75
76	Gas									A93		76
77	Parking									A60		77
78	Airport									A01		78
79	Landfill/garbage								734,492	A81	734,492	79
80	Hospital									A36		80

CITY OF KEOKUK

GAAP NON-GAAP = CASH BASIS

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
81	Section E - CHARGES FOR FEES AND SERVICE - Continued											
82	Transit							0		A94	0	81
83	Cable TV							0		T15	0	82
84	Internet							0		A03	0	83
85	Telephone							0		A03	0	84
86	Housing authority							0		A50	0	85
87	Storm water							0		A80	0	86
88	Other:							0			0	87
89	Nursing home							0		A89	0	88
90	Police service fees	5,036						5,036		A89	5,036	89
91	Prisoner care							0		A89	0	90
92	Fire service charges	10,232						10,232		A89	10,232	91
93	Ambulance charges							0		A89	0	92
94	Sidewalk street repair charges							0		A44	0	93
95	Housing and urban renewal charges							0		A50	0	94
96	River port and terminal fees							0		A87	0	95
97	Public scales							0		A89	0	96
98	Cemetery charges							0		A03	0	97
99	Library charges	2,669	3,008					5,677		A89	5,677	98
100	Park, recreation, and cultural charges							0		A61	0	99
101	Animal control charges							0		A89	0	100
102	Other charges - Specify	196,254	88,754					285,008	578,090		863,098	101
103								0			0	102
104	TOTAL CHARGES FOR SERVICE	214,191	91,762	0	0	0	0	305,953	5,469,949		5,775,902	103
105								5,750		U01	5,750	104
106	Section F - SPECIAL ASSESSMENTS											
107	Section G - MISCELLANEOUS											
108	Contributions	166,829	59,391					226,220		U99	226,220	105
109	Deposits and sales/fuel tax refunds	675						675		U99	675	106
110	Sale of property and merchandise	26,232					7,800	34,032		U11	34,032	107
111	Fines	25,019						25,019		U30	25,019	108
112	Internal service charges							0		NR	0	109
113	Other miscellaneous - Specify							0			0	110
114								0			0	111
115								0			0	112
116								0			0	113
117								0			0	114
118								0			0	115
119								0			0	116
120	TOTAL MISCELLANEOUS	218,755	59,391	0	0	0	7,800	285,946	0		285,946	117
121								0			0	118
122								0			0	119
123								0			0	120

GAAP

NON-GAAP = CASH BASIS

CITY OF KEOKUK

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
121	TOTAL ALL REVENUES (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	4,780,289	5,308,891	1,080,317	519,170	138,935	48,786	11,876,388	5,766,357		17,642,745	121
122												122
123	Section H - OTHER FINANCING SOURCES											123
124	Proceeds of capital asset sales	150,000						150,000		NR	150,000	124
125	Proceeds of long-term debt (Excluding TIF internal borrowing)					352,162		352,162		NR	352,162	125
126	Proceeds of anticipatory warrants on other short-term debt							0		A89	0	126
127	Regular transfers in and interfund loans	3,633,213						3,633,213			3,633,213	127
128	Internal TIF loans and transfers in				1,079,360			1,079,360			1,079,360	128
129								0			0	129
130								0			0	130
131	TOTAL OTHER FINANCING SOURCES	3,783,213	0	0	1,079,360	352,162	0	5,214,735	0		5,214,735	131
132	TOTAL REVENUES except for beginning balances (Sum of lines 121 and 131)	8,563,502	5,308,891	1,080,317	1,598,530	491,097	48,786	17,091,123	5,766,357		22,857,480	132
133												133
134	Beginning fund balance July 1, 2016	586,392	3,812,525	14,620	183,734	912,863	395,364	5,905,518	6,838,137		12,743,655	134
135												135
136	TOTAL REVENUES AND OTHER FINANCING SOURCES (Sum of lines 132 and 134)	9,149,894	9,121,416	1,094,937	1,782,264	1,403,960	444,150	22,996,641	12,604,494		35,601,135	136
137												137
138												138
139												139
140												140
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CITY OF KEOKUK

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2017

Part II

NON-GAAP = CASH BASIS

GAAP

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.
1	Section A — PUBLIC SAFETY											1
2	Police department/Crime prevention — Current operation	2,472,933						2,472,933		E62	2,472,933	2
3	Purchase of land and equipment							0		G62	0	3
4	Construction							0		F62	0	4
5	Jail — Current operation							0		E04	0	5
6	Purchase of land and equipment							0		G04	0	6
7	Construction							0		F04	0	7
8	Emergency management — Current operation							0		E89	0	8
9	Purchase of land and equipment							0		G89	0	9
10	Flood control — Current operation	12,222						12,222		E59	12,222	10
11	Construction							0		G59	0	11
12	Purchase of land and equipment							0		F59	0	12
13	Fire department — Current operation	2,070,745						2,070,745		E24	2,070,745	13
14	Purchase of land and equipment							0		G24	0	14
15	Construction							0		F24	0	15
16	Ambulance — Current operation							0		E32	0	16
17	Purchase of land and equipment							0		G32	0	17
18	Building inspections — Current operation	423,013						423,013		E66	423,013	18
19	Purchase of land and equipment							0		G66	0	19
20	Construction							0		F66	0	20
21	Miscellaneous protective services — Current operation							0		E66	0	21
22	Purchase of land and equipment							0		G66	0	22
23	Construction							0		F66	0	23
24	Animal control — Current operation	127,153						127,153		E32	127,153	24
25	Purchase of land and equipment							0		G32	0	25
26	Construction							0		F32	0	26
27	Other public safety — Current operation							0		E89	0	27
28	Purchase of land and equipment							0		G89	0	28
29								0			0	29
30								0			0	30
31								0			0	31
32								0			0	32
33								0			0	33
34								0			0	34
35								0			0	35
36								0			0	36
37								0			0	37
38								0			0	38
39								0			0	39
40	TOTAL PUBLIC SAFETY	5,106,066	0	0	0	0	0	5,106,066			5,106,066	40

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2017 - Continued										CITY OF KEOKUK		<input type="checkbox"/> GAAP <input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.	
41	Section B — PUBLIC WORKS		730,989					730,989		E44	730,989	41	
42	Roads, bridges, sidewalks — Current operation									G44	0	42	
43	Purchase of land and equipment									F44	0	43	
44	Construction									E60	0	44	
45	Parking meter and off-street — Current operation									G60	0	45	
46	Purchase of land and equipment									F60	0	46	
47	Construction									E44	211,940	47	
48	Street lighting — Current operation	211,940						211,940		E44	211,940	48	
49	Traffic control safety — Current operation	44,906						44,906		G44	44,906	49	
50	Purchase of land and equipment									F44	0	50	
51	Construction									E44	49,550	51	
52	Snow removal — Current operation		49,550					49,550		G44	49,550	52	
53	Purchase of land and equipment									E44	0	53	
54	Highway engineering — Current operation									G44	0	54	
55	Purchase of land and equipment									F44	0	55	
56	Construction									E81	51,874	56	
57	Street cleaning — Current operation		51,874					51,874		G81	51,874	57	
58	Purchase of land and equipment									E01	0	58	
59	Airport (if not an enterprise) — Current operation	77,353						77,353		G01	77,353	59	
60	Purchase of land and equipment									F01	0	60	
61	Construction									E81	301,702	61	
62	Garbage (if not an enterprise) — Current operation	81,308	220,396					301,702		G81	301,702	62	
63	Purchase of land and equipment									F81	0	63	
64	Construction									E89	278,920	64	
65	Other public works — Current operation	278,920						278,920		G89	278,920	65	
66	Purchase of land and equipment									F89	0	66	
67	Construction									E89	0	67	
68										G89	0	68	
69										F89	0	69	
70										E89	0	70	
71										G89	0	71	
72										F89	0	72	
73										E89	0	73	
74										G89	0	74	
75										F89	0	75	
76										E89	0	76	
77										G89	0	77	
78										F89	0	78	
79										E89	0	79	
80	TOTAL PUBLIC WORKS	694,425	1,052,809		0	0	0	1,747,234			1,747,234	80	

CITY OF KEOKUK

GAAP NON-GAAP = CASH BASIS

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.
81	Section C — HEALTH AND SOCIAL SERVICES											81
82	Welfare assistance — Current operation							0		E79	0	82
83	Purchase of land and equipment							0		G79	0	83
84	City hospital — Current operation							0		E36	0	84
85	Purchase of land and equipment							0		G36	0	85
86	Construction							0		F36	0	86
87	Payments to private hospitals — Current operation							0		E36	0	87
88	Health regulation and inspections — Current operation							0		E32	0	88
89	Purchase of land and equipment							0		G32	0	89
90	Construction							0		F32	0	90
91	Water, air, and mosquito control — Current operation							0		E32	0	91
92	Purchase of land and equipment							0		G32	0	92
93	Construction							0		F32	0	93
94	Community mental health — Current operation							0		E32	0	94
95	Purchase of land and equipment							0		G32	0	95
96	Construction							0		F32	0	96
97	Other health and social services — Current operation							0		E79	0	97
98	Purchase of land and equipment							0		G79	0	98
99	Construction							0		F79	0	99
100								0			0	100
101								0			0	101
102								0			0	102
103	TOTAL HEALTH AND SOCIAL SERVICES	0	0	0	0	0	0	0			0	103
104												104
105												105
106												106
107												107
108												108
109												109
110												110
111												111
112												112
113												113
114												114
115												115
116												116
117												117
118												118
119												119
120												120

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2017 -- Continued										CITY OF KEOKUK		<input type="checkbox"/> GAAP <input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (a) through (f) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.	
121	Section D — CULTURE AND RECREATION		38,381					558,440		E52	558,440	121	
122	Library services — Current operation	520,059								G52		122	
123	Purchase of land and equipment							0		F52	0	123	
124	Construction							0		F24	0	124	
125	Museum, band, theater — Current operation	91,831						91,831		E61	91,831	125	
126	Purchase of land and equipment							0		G61	0	126	
127	Parks — Current operation	584,565						584,565		E61	584,565	127	
128	Purchase of land and equipment							0		G61	0	128	
129	Construction							0		F61	0	129	
130	Recreation — Current operation							0		E61	0	130	
131	Purchase of land and equipment							0		G61	0	131	
132	Construction							0		F61	0	132	
133	Cemetery — Current operation	191,113						191,113		E03	191,113	133	
134	Purchase of land and equipment							0		G03	0	134	
135	Community center, zoo, marina, and auditorium							0		E61	0	135	
136	Other culture and recreation	178,850						178,850		E61	178,850	136	
137	Purchase of land and equipment							0		G61	0	137	
138	Construction							0		F61	0	138	
139	TOTAL CULTURE AND RECREATION	1,566,418	38,381		0	0	0	1,604,799			1,604,799	139	
140	Section E — COMMUNITY AND ECONOMIC DEVELOPMENT											140	
141	Community beautification — Current operation							0		E89	0	141	
142	Purchase of land and equipment							0		G89	0	142	
143	Economic development — Current operation		394,225					394,225		E89	394,225	143	
144	Purchase of land and equipment							0		G89	0	144	
145	Housing and urban renewal — Current operation							0		E50	0	145	
146	Purchase of land and equipment							0		G50	0	146	
147	Construction							0		F50	0	147	
148	Planning and zoning — Current operation	145,927						145,927		E29	145,927	148	
149	Purchase of land and equipment							0		G29	0	149	
150	Other community and economic development — Current operation	125,896						125,896		E89	125,896	150	
151	Purchase of land and equipment							0		G89	0	151	
152	Construction							0		F89	0	152	
153	TIF Rebates							0		E89	0	153	
154	TOTAL COMMUNITY AND ECONOMIC DEVELOPMENT	271,823	394,225	0	0	0	0	666,048			666,048	154	
155												155	
156												156	
157												157	
158												158	

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

GAAP NON-GAAP = CASH BASIS

Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g) and (h)) (i)	Line No.
159	Section F — GENERAL GOVERNMENT							659,299			659,299	159
160	Mayor, council and city manager — Current operation	659,299						0			0	160
161	Purchase of land and equipment	0						0			0	161
162	Clerk, Treasurer, financial administration — Current operation							0			0	162
163	Purchase of land and equipment							0			0	163
164	Elections — Current operation							0			0	164
165	Purchase of land and equipment							0			0	165
166	Legal services and city attorney — Current operation	7,205						7,205			7,205	166
167	Purchase of land and equipment							0			0	167
168	City hall and general buildings — Current operation	28,581						28,581			28,581	168
169	Purchase of land and equipment							0			0	169
170	Construction							0			0	170
171	Tort liability — Current operation	166,589						166,589			166,589	171
172	Other general government — Current operation							0			0	172
173	Purchase of land and equipment							0			0	173
174								0			0	174
175								0			0	175
176	TOTAL GENERAL GOVERNMENT	861,674	0	0	0	0	0	861,674			861,674	176
177	Section G — DEBT SERVICE			2,954	1,670,001			1,672,955			1,672,955	177
178								0			0	178
179								0			0	179
180								0			0	180
181								0			0	181
182	TOTAL DEBT SERVICE	0	0	2,954	1,670,001	0	0	1,672,955			1,672,955	182
183	Section H — REGULAR CAPITAL PROJECTS — Specify					453,353		453,353			453,353	183
184								0			0	184
185								0			0	185
186								0			0	186
187	Subtotal Regular Capital Projects	0	0	0	0	453,353	0	453,353			453,353	187
188	— TIF CAPITAL PROJECTS — Specify							0			0	188
189								0			0	189
190								0			0	190
191								0			0	191
192	Subtotal TIF Capital Projects	0	0	0	0	0	0	0			0	192
193	TOTAL CAPITAL PROJECTS	0	0	0	0	453,353	0	453,353			453,353	193
194	TOTAL GOVERNMENTAL ACTIVITIES EXPENDITURES	8,500,406	1,485,415	2,954	1,670,001	453,353	0	12,112,129			12,112,129	194
195	(Sum of lines 40, 80, 103, 139, 154, 176, 182, 193)											195
196												196

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2017 - Continued

CITY OF KEOKUK

NON-GAAP = CASH BASIS

GAAP

Line No.	Item description	General (a)	Special revenue (b)	TIF Special revenue (c)	Debt service (d)	Capital projects (e)	Permanent Fund (f)	Total current governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (h)) (i)	Line No.
197	Section I — BUSINESS TYPE ACTIVITIES											197
198	Water — Current operation									E91	0	198
199	Purchase of land and equipment									G91	0	199
200	Construction									F91	0	200
201	Sewer and sewage disposal — Current operation								2,699,825	E80	2,699,825	201
202	Purchase of land and equipment									G80	0	202
203	Construction									F80	0	203
204	Electric — Current operation									E92	0	204
205	Purchase of land and equipment									G92	0	205
206	Construction									F92	0	206
207	Gas Utility — Current operation									E93	0	207
208	Purchase of land and equipment									G93	0	208
209	Construction									F93	0	209
210	Parking — Current operation									E60	0	210
211	Purchase of land and equipment									G60	0	211
212	Construction									F60	0	212
213	Airport — Current operation									E01	0	213
214	Purchase of land and equipment									G01	0	214
215	Construction									F01	0	215
216	Landfill/Garbage — Current operation								789,019	E81	789,019	216
217	Purchase of land and equipment									G81	0	217
218	Construction									F81	0	218
219	Hospital — Current operation									E36	0	219
220	Purchase of land and equipment									G36	0	220
221	Construction									F36	0	221
222	Transit — Current operation								400,647	E94	400,647	222
223	Purchase of land and equipment									G94	0	223
224	Construction									F94	0	224
225	Cable TV, telephone, Internet — Current operation									E03	0	225
226	Purchase of land and equipment									G03	0	226
227	Housing authority — Current operation									E50	0	227
228	Purchase of land and equipment									G50	0	228
229	Construction									F50	0	229
230	Storm water — Current operation									E80	0	230
231	Purchase of land and equipment									G80	0	231
232	Construction									F80	0	232
233												233
234												234
235												235
236												236

Part II		CITY OF KEOKUK						GAAP		NON-GAAP = CASH BASIS	
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2017 - Continued											
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code (i)	Line No.
237	Section I — BUSINESS TYPE ACTIVITIES — Cont.										237
238	Other business type — Current operation								539,479	E89	238
239	Purchase of land and equipment									G89	0
240	Construction									F89	0
241											241
242	Enterprise Debt Service								857,283		242
243	Enterprise Capital Projects										0
244	Enterprise TIF Capital Projects								239,367		244
245	Internal service funds — Specify										245
246											0
247											0
248											0
249											0
250											0
251									5,525,620		251
252	TOTAL BUSINESS TYPE ACTIVITIES										252
253	TOTAL EXPENDITURES (Sum of lines 194 and 251)	8,500,406	1,485,415	2,954	1,670,001	453,353	0	12,112,129	5,525,620		17,637,749
254	Section J — OTHER FINANCING USES INCLUDING TRANSFERS									NE	254
255	OUT										255
256	Regular transfers out		3,633,213					3,633,213			3,633,213
257	Internal TIF loans/repayments and transfers out			1,079,360				1,079,360			1,079,360
258	TOTAL OTHER FINANCING USES	0	3,633,213	1,079,360	0	0	0	4,712,573	0		4,712,573
259	TOTAL EXPENDITURES AND OTHER FINANCING USES (Sum of lines 253 and 258)	8,500,406	5,118,628	1,082,314	1,670,001	453,353	0	16,824,702	5,525,620		22,350,322
260	Ending fund balance June 30, 2017:										260
261	Governmental:										261
262	Nonspendable						444,150	444,150			444,150
263	Restricted		3,629,230	12,623	112,263			3,754,116			3,754,116
264	Committed		373,568			950,627		1,324,195			1,324,195
265	Assigned							0			0
266	Unassigned	649,488	4,002,788	12,623	112,263	950,627	444,150	649,488			649,488
267	Total Governmental	649,488	4,002,788	12,623	112,263	950,627	444,150	6,171,939			6,171,939
268	Proprietary								7,078,874		7,078,874
269	Total ending fund balance June 30, 2017	649,488	4,002,788	12,623	112,263	950,627	444,150	6,171,939	7,078,874		13,250,813
270	TOTAL REQUIREMENTS (Sum of lines 259 and 270)	9,149,894	9,121,416	1,094,937	1,782,264	1,403,980	444,150	22,996,641	12,604,494		35,601,135
271											271
272											272

Part III INTERGOVERNMENTAL EXPENDITURES

Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount, omit cents.

Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction.....	M25 \$	Highways.....	L44 \$
Health.....	M32	All other.....	L69 \$
Highways.....	M32		
Transit subsidies.....	M44		
Libraries.....	M52		
Police protection.....	M62		
Sewerage.....	M69		
Sanitation.....	M81		
All other.....	M89 \$ 179,348		

Part IV SALARIES AND WAGES

Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

Total salaries and wages paid.....	Z99 \$	Amount - Omit cents	5,843,659
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Part V DEBT OUTSTANDING, ISSUED, AND RETIRED

Purpose	Debt outstanding JULY 1, 2016 (a)	Debt during the fiscal year			Debt Outstanding JUNE 30, 2017				Interest paid this year (h)
		Issued (b)	Retired (c)	General obligation (d)	TIF revenue (e)	Revenue (f)	Other (g)		
1. Water utility	18U \$ 28U	38U \$	48U	48U	48U	48U	101		
2. Sewer utility	18U 10,724,197	28U	38U 651,659	48U	48U	12,885,000	189		
3. Electric utility	18U	28U	38U	48U 4,270,000	48U	48U	182	122,059	
4. Gas utility	18U	28U	38U	48U	48U	48U	183		
5. Transit/buses	18U	28U	38U	48U	48U	48U	184		
6. Industrial	18T	24T	34T	44T	44T	44T	189		
7. Response	18T	24T	34T	44T	44T	44T	189		
8. TIF revenue	18U	28U	38U	48U	48U	48U	189		
9. Other-Specific	18U 245,000	28U	38U 80,000	48U 185,000	48U	48U	189	5,927	
10. Garbage Trucks	18U 155,000	28U	38U 155,000	48U	48U	48U	189	900	
11. Streets	18U 10,289,710	28U	38U 879,710	48U 8,610,000	48U	48U	189	129,148	
12. Aquatic Ctr	18U 3,375,000	28U	38U 225,000	48U 2,850,000	48U	48U	189	36,225	
13.	18U	28U	38U	48U	48U	48U	189		
14.	18U	28U	38U	48U	48U	48U	189		
Total long-term debt	29,888,807	0	1,771,349	18,386,000	0	12,885,000	0	263,689	
B. Short-term debt									

Outstanding as of JULY 1, 2016

B1V \$	0
B4V \$	0
Amount - Omit cents	0

Outstanding as of JUNE 30, 2017

Amount - Omit cents	567,275,402
Amount - Omit cents	28,363,770

Part VI DEBT LIMITATION FOR GENERAL OBLIGATION BONDS
Assessed Valuations by Levy Authority and County, AY2016FY2017
Actual valuation - January 1, 2015

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2017

Type of asset	Bond and interest funds (a)	Bond construction funds (b)	Parson/veterment funds (c)	all other funds (d)	Total (e)
Cash and Investments - include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	W01 \$	W31 \$	W61	18,250,813	18,250,813
REMARKS				1V88	

RESOLUTION NO.

**BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF
KEOKUK, IOWA:**

THAT, the 2016-2017 Annual Urban Renewal Report be approved.

Passed this 30th day of November, 2017.

CITY OF KEOKUK, LEE COUNTY, IOWA

By: _____
THOMAS D. MARION, MAYOR

ATTEST: _____
JEAN LUDWIG, CITY CLERK

Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Levy Authority Summary

Local Government Name: KEOKUK
 Local Government Number: 56G533

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AMENDED TWIN RIVER UR	56301	5

TIF Debt Outstanding: 20,055,129

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	14,620	0	Amount of 07-01-2016 Cash Balance Restricted for LMI
---	---------------	----------	---

TIF Revenue:	1,080,317
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,080,317

Rebate Expenditures:	2,954
Non-Rebate Expenditures:	1,079,360
Returned to County Treasurer:	0
Total Expenditures:	1,082,314

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	12,623	0	Amount of 06-30-2017 Cash Balance Restricted for LMI
---	---------------	----------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 18,960,192

Urban Renewal Area Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR
 UR Area Number: 56301

UR Area Creation Date: 07/1990

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	56067	56068	22,593,839
KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	56069	56070	0
KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT	56111	56112	639,699
KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT	56117	56118	2,255,698
KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	56141	56142	2,103,400

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,366,940	22,990,475	36,684,700	0	-29,632	64,184,775	0	64,184,775
Taxable	0	1,872,886	20,691,429	33,016,230	0	-29,632	56,562,020	0	56,562,020
Homestead Credits									42

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **14,620** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 1,080,317
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,080,317

Rebate Expenditures: 2,954
 Non-Rebate Expenditures: 1,079,360
 Returned to County Treasurer: 0
Total Expenditures: 1,082,314

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **12,623** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For AMENDED TWIN RIVER UR

Aquatic Center

Description:	New Aquatic Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Waste Water Treatment Plant and Sewer Improvements

Description:	Plant and Sewer System improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2009-2010 Street Projects

Description:	Street Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 Streets and Refunding

Description:	Finish 2010 Street Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Grand Avenue Street Project

Description:	New Street from 4th to 15th & Grand Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Economic Development

Description:	Economic Development
Classification:	Commercial-Medical
Physically Complete:	Yes

Payments Complete: No

Historic Eagles Building

Description: Downtown Renovation
Commercial - apartment/condos (residential use, classified commercial)
Classification:
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For AMENDED TWIN RIVER UR

2016A GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,155,000
Interest:	486,479
Total:	3,641,479
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2030

2016B GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,515,000
Interest:	695,750
Total:	5,210,750
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2029

2013C GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,575,000
Interest:	277,450
Total:	2,852,450
Annual Appropriation?:	No
Date Incurred:	04/04/2013
FY of Last Payment:	2026

2013D GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,400,000
Interest:	737,400
Total:	4,137,400
Annual Appropriation?:	No
Date Incurred:	04/04/2013
FY of Last Payment:	2033

2010 GO Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,150,000
Interest:	913,050
Total:	4,063,050
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2030

Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Economic Development Grant

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2017

Historic Eagles Building Rebate

Debt/Obligation Type:	Other Debt
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2022

Non-Rebates For AMENDED TWIN RIVER UR

TIF Expenditure Amount:	50,000
Tied To Debt:	Economic Development Grant
Tied To Project:	Economic Development

TIF Expenditure Amount:	261,225
Tied To Debt:	2013C GO Issue Refunding
Tied To Project:	Aquatic Center

TIF Expenditure Amount:	270,100
Tied To Debt:	2013D GO Issue Refunding
Tied To Project:	Grand Avenue Street Project

TIF Expenditure Amount:	280,596
Tied To Debt:	2016A GO Issue Refunding
Tied To Project:	2009-2010 Street Projects

TIF Expenditure Amount:	217,439
Tied To Debt:	2016B GO Issue Refunding
Tied To Project:	2010 Streets and Refunding

Rebates For AMENDED TWIN RIVER UR

Historic Eagles Building

TIF Expenditure Amount:	2,954
Rebate Paid To:	Kevin Kuckleman
Tied To Debt:	Historic Eagles Building Rebate
Tied To Project:	Historic Eagles Building
Projected Final FY of Rebate:	2022

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
 TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
 TIF Taxing District Inc. Number: 56068
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	07/1990
Economic Development	07/1990

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	496,570	866,010	36,369,490	0	-7,408	37,724,662	0	37,724,662
Taxable	0	276,221	779,409	32,732,541	0	-7,408	33,780,763	0	33,780,763
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	11,076,809	26,655,261	22,593,839	4,061,422	159,750

FY 2017 TIF Revenue Received: 887,890

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
 TIF Taxing District Name: KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
 TIF Taxing District Inc. Number: 56070
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	9,590	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
 TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT
 TIF Taxing District Inc. Number: 56112

		UR Designation
TIF Taxing District Base Year:	1999	Slum No
FY TIF Revenue First Received:	2003	Blighted 08/2000
Subject to a Statutory end date?	No	Economic Development No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,568,440	440,510	0	0	-12,964	1,995,986	0	1,995,986
Taxable	0	872,457	396,459	0	0	-12,964	1,255,952	0	1,255,952
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	1,224,072	784,878	639,699	145,179	5,710

FY 2017 TIF Revenue Received: 24,670

TIF Taxing District Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR (56301)
 TIF Taxing District Name: KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT
 TIF Taxing District Inc. Number: 56118

		UR Designation
TIF Taxing District Base Year:	2001	Slum No
FY TIF Revenue First Received:	2007	Blighted No
Subject to a Statutory end date?	Yes	Economic Development 01/2001
Fiscal year this TIF Taxing District statutorily ends:	2022	

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,301,930	18,926,715	315,210	0	-9,260	21,706,887	0	21,706,887
Taxable	0	724,208	17,034,045	283,689	0	-9,260	19,043,789	0	19,043,789
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	19,054,982	2,661,165	2,255,698	405,467	15,948

FY 2017 TIF Revenue Received: 85,024

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)	
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)	
TIF Taxing District Name:	KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	
TIF Taxing District Inc. Number:	56142	
TIF Taxing District Base Year:	2003	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,757,240	0	0	0	2,757,240	0	2,757,240
Taxable	0	0	2,481,516	0	0	0	2,481,516	0	2,481,516
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	167,400	2,481,516	2,103,400	378,116	14,873

FY 2017 TIF Revenue Received: 82,733